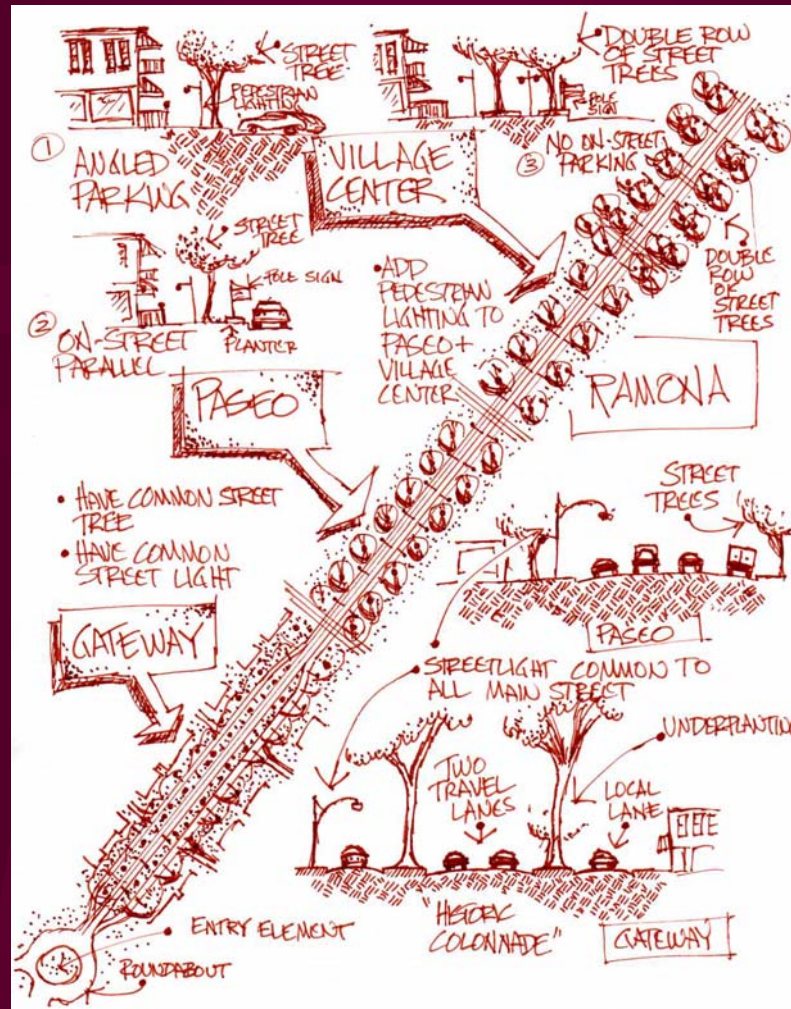


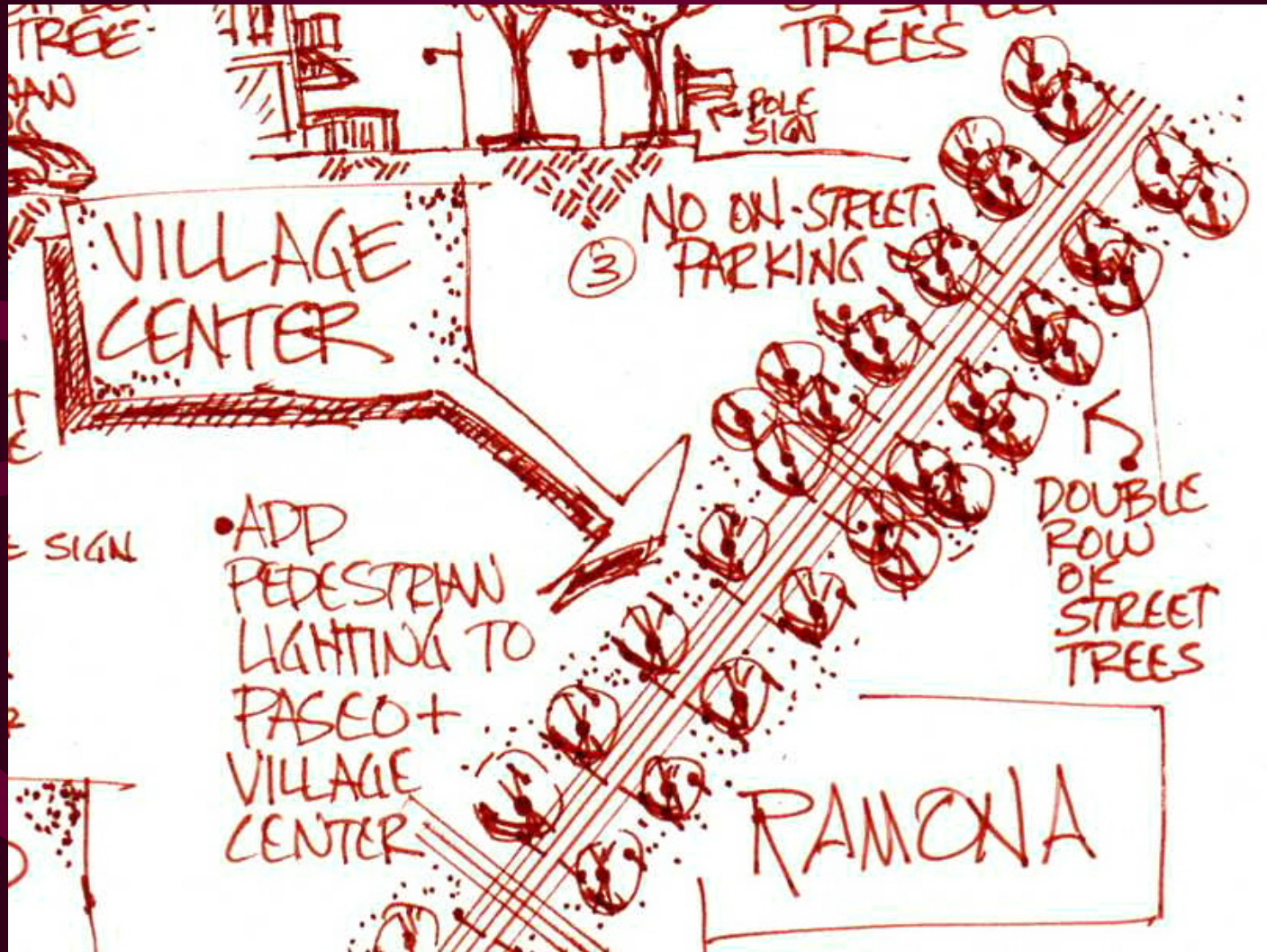
Ramona

Streetscape Concepts



Ramona

VILLAGE TOWN CENTER



Angled Parking

Shade
Tree

Pedestrian
Lighting

Café
Possibility



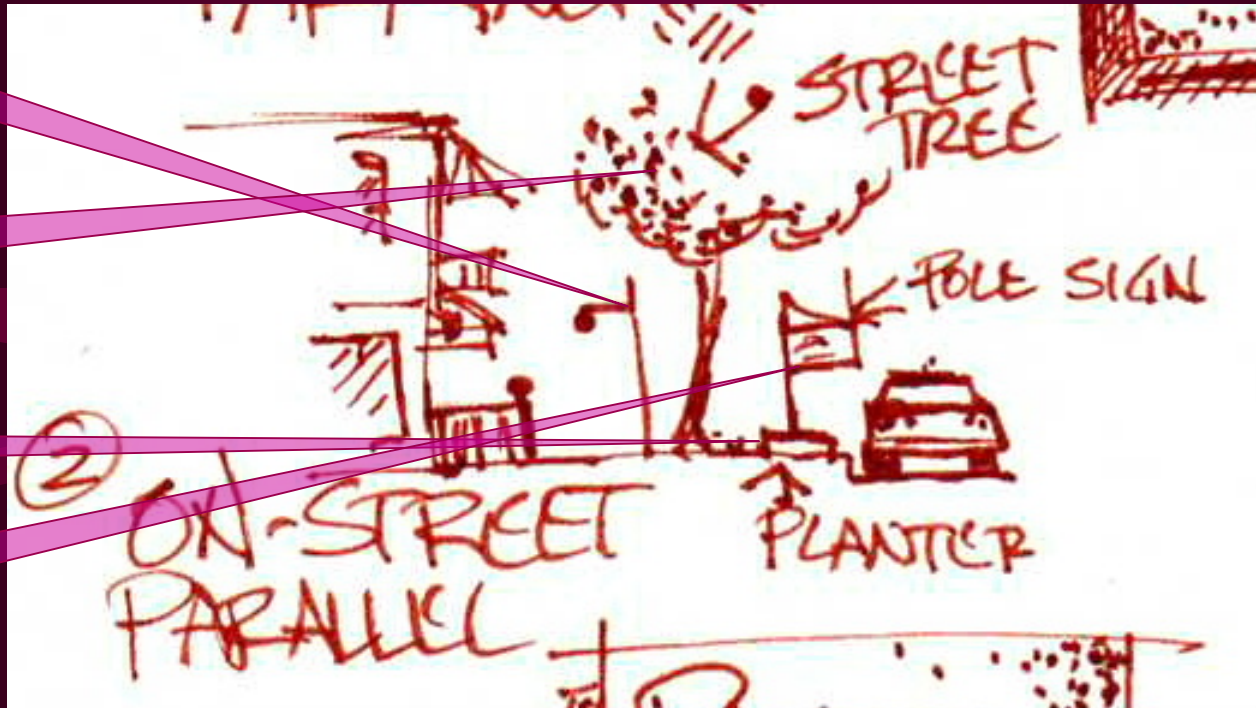
On-Street Parallel Parking

Pedestrian
Lighting

Shade
Tree

Planter

Pole
Sign



No On-Street Parking



Double
Row of
Shade
Trees

Pedestrian
Lighting

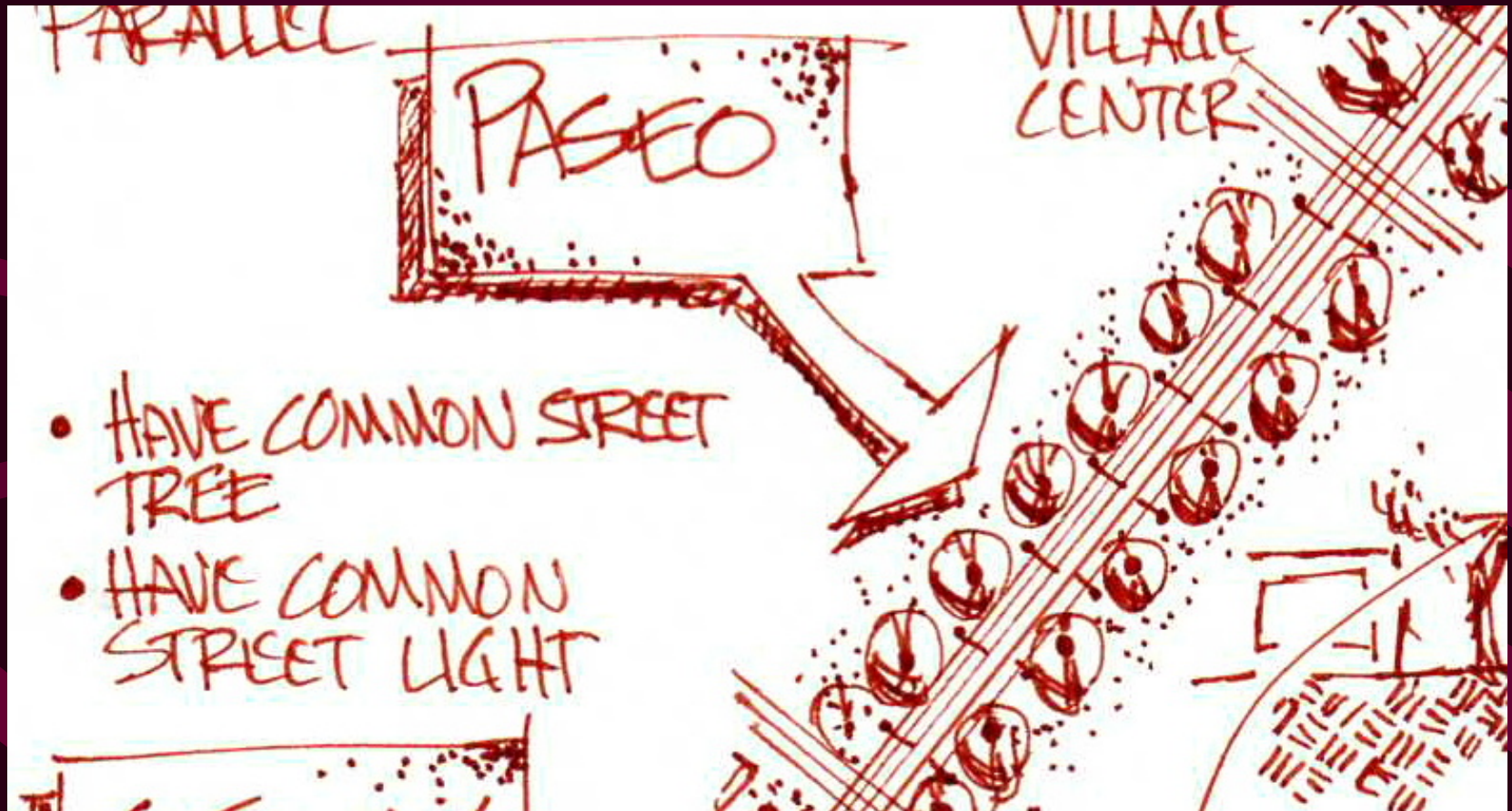
Supplementary
Pedestrian
Lighting

Pole Sign





Ramona PASEO



Pedestrian
Lighting

Street
Lighting

Four
Lanes

Street
Trees





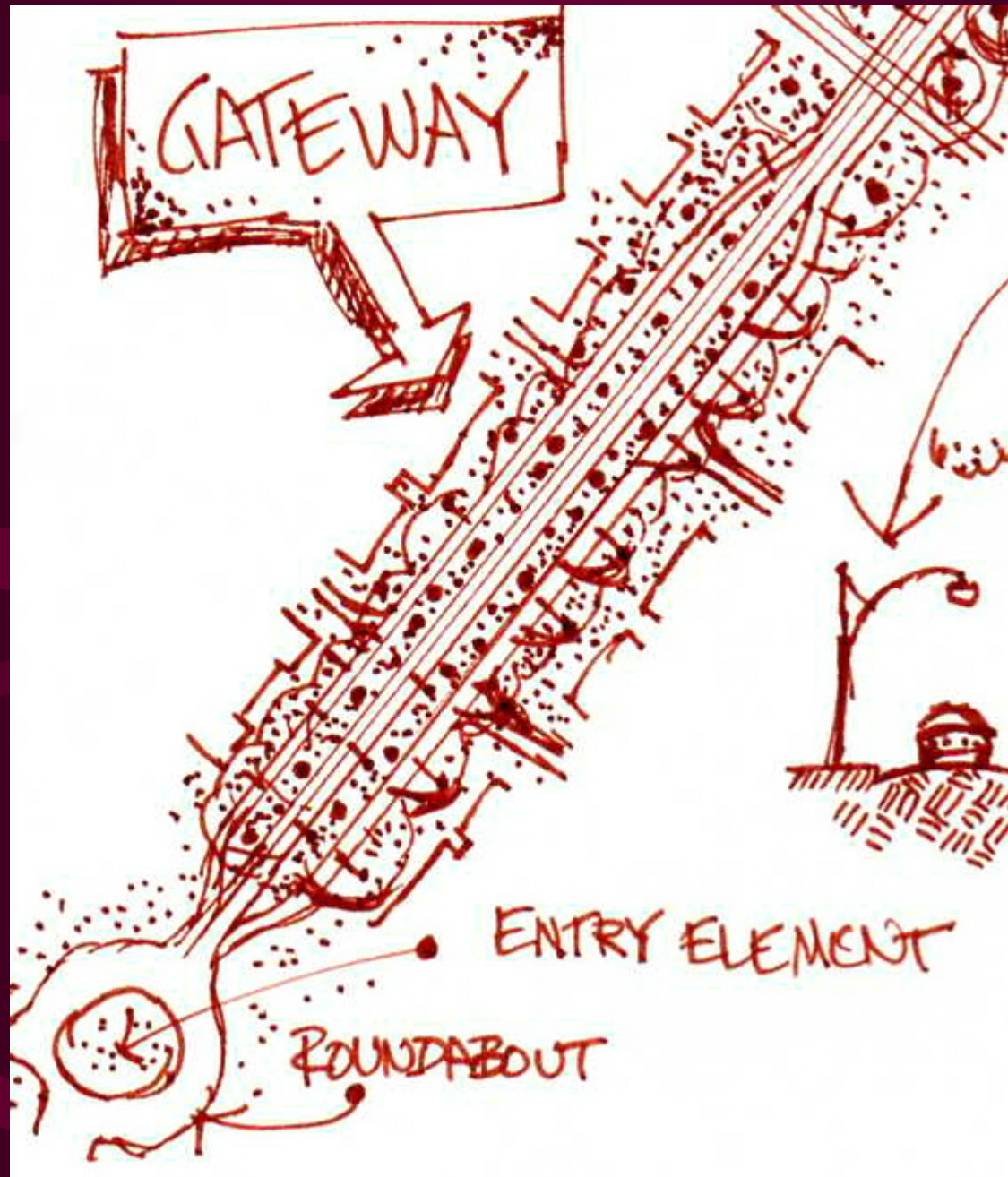






Ramona GATEWAY





Street
Lighting

Local
Lane

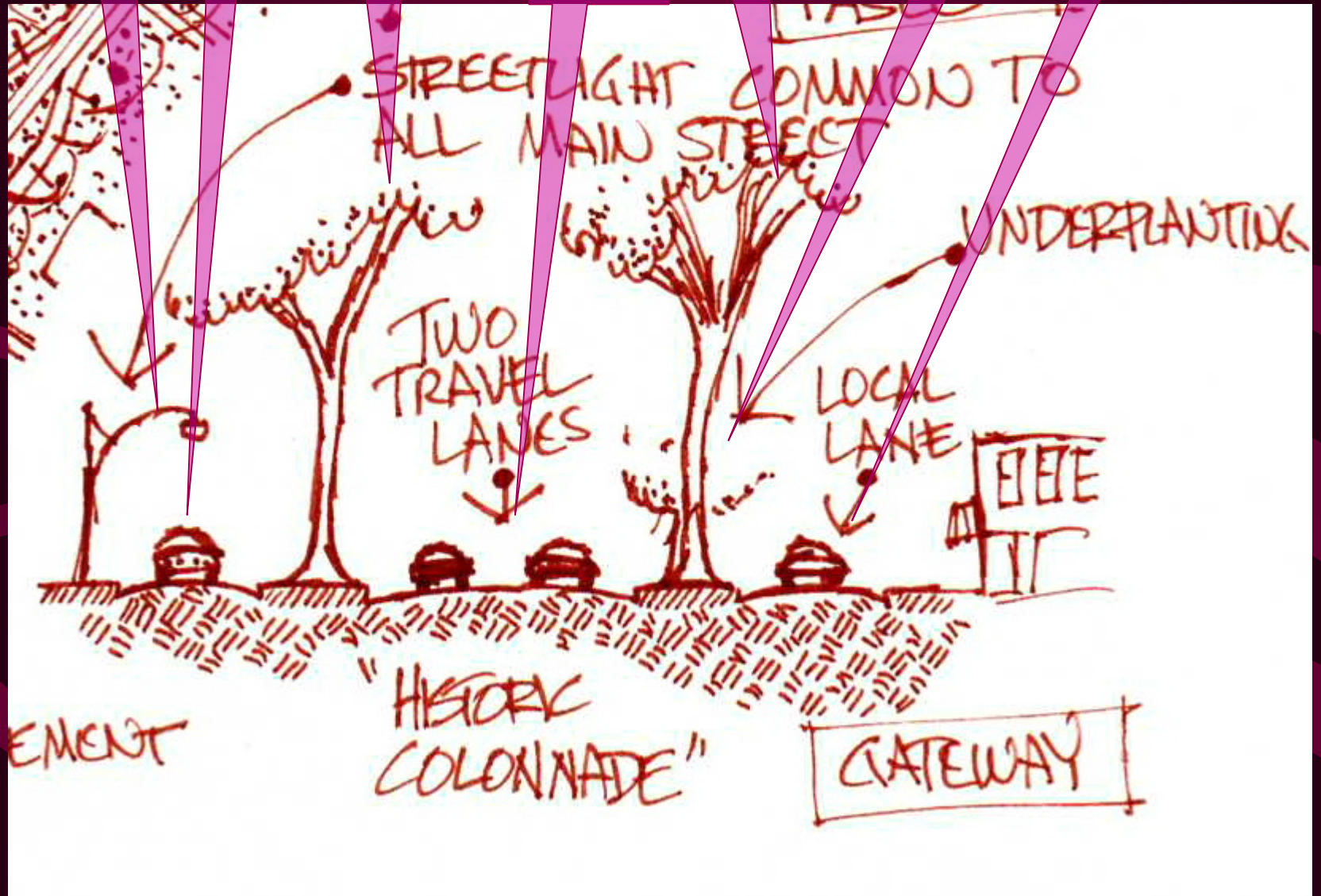
Eucalyptus

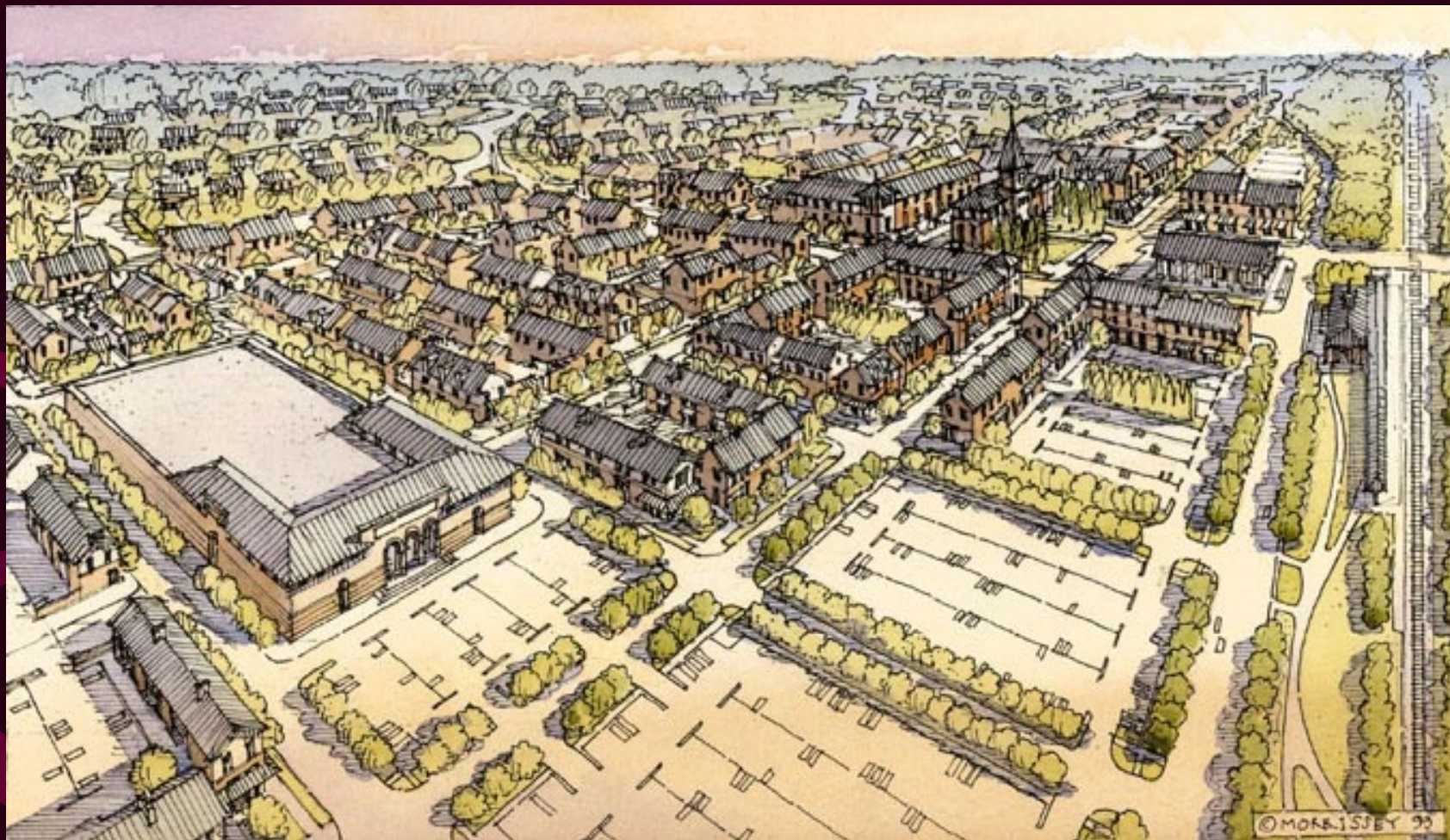
Two
Travel
Lanes

Eucalyptus

Under
Planting

Local
Lane

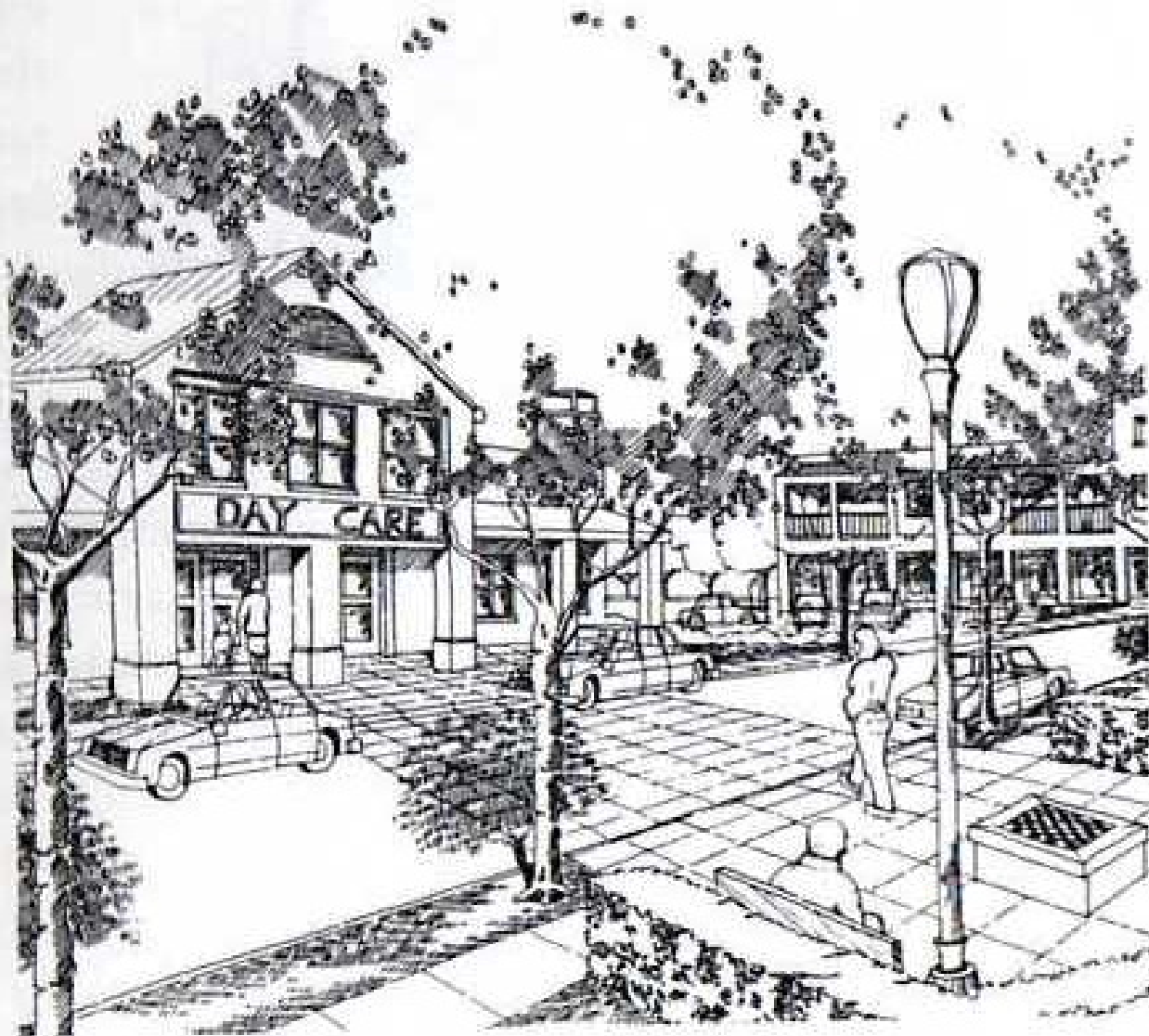




Ramona **MIXED USE**















Below: Framing the golf clubhouse, Clubhouse Commons anchors Main Street on one end. At the opposite end are the district square, community center, and sales center.

Bottom: Natural drainage courses provide the basis for an open space corridor and trail network on the site, which was formerly occupied by Caterpillar, the tractor and

heavy equipment company. Used as their testing and proving ground for years, the site was adversely impacted.

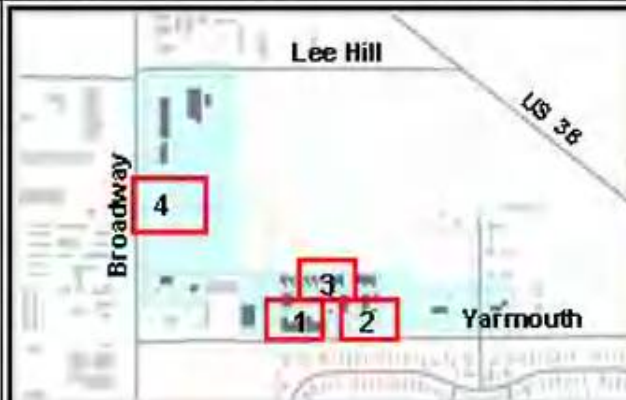
A comprehensive plan to restore environmental systems, land features, and habitat has been initiated by the developer.



Boulder Colorado

MIXED USE – DEVELOPING

MU-D



MIXED USE – REDEVELOPING

MU-X



BOULDER ZONING REGULATIONS	MXR-E Mixed Use – Existing	MXR-D Mixed Use – New Development
1.minimum lot area (sq. ft.)	6,000	n/a
1.a. minimum useable open space per dwelling unit (sq. ft.) ^(h)	n/a	n/a
b. minimum private open space per dwelling unit	n/a	60
2.minimum lot area per dwelling Unit (sq. ft.)	6,000	n/a
2.a. minimum useable open space per lot	n/a	15%
b. minimum useable open space per lot with residential uses	n/a	15%
3.minimum square feet of useable open space per dwelling unit ^(h)	600	n/a
4.minimum number of off-street parking spaces per dwelling unit ^{(a)(i)}	for detached dwelling units, 1 space; for attached dwelling units, 1 bedroom requires one space; 2 bedrooms require 1.5 spaces, 3 bedrooms require 2 spaces, and 4 or more bedrooms require 3 spaces	for detached dwelling units, 1.5 parking spaces; for attached dwelling units, 1 or 2 bedrooms require 1 space ^(j) , 3 bedrooms require 1.5 spaces, and 4 or more bedrooms require 2 spaces
5.minimum number of off-street parking spaces per square feet of floor area for non-residential uses and their accessory uses ^{(a)(b)}	1:300	1:400 if residential uses comprise less than 50% of the floor area; otherwise 1:500
6.minimum front yard landscaped setback for all principal buildings and uses (ft.) ^(k)	25	15
6.b. minimum front yard setback for all covered or uncovered parking areas		20
7.minimum front yard setback for all accessory buildings, structures, and uses (ft.) ^{(k)(p)}	55	behind rear wall of principal building
8.minimum side yard landscaped setback from a street for all buildings and uses (ft.) ^(c)	12.5	0 (attached d.u.); 1 ft. for every 2 ft. of building height, but no less than 5 ft. (detached d.u.)
9.minimum side yard setback from an interior lot line for all principal buildings and uses (ft.)	5	0 (attached d.u.); 1 ft. for every 2 ft. of building height, but no less than 5 ft. (detached d.u.)
10.minimum side yard setback from an interior lot line for all accessory buildings, structures, and uses (ft.)	3, if any side yard is provided ^(d)	3, if any side or rear yard is provided ^(d)

BOULDER ZONING REGULATIONS	MXR-E Mixed Use – Existing	MXR-D Mixed Use – New Development
11.minimum total side yard setback on the same lot for both side yards (ft.)	15	20
12.minimum rear yard setback for all principal buildings and uses (ft.)	25	6
13.minimum rear yard setback for all accessory buildings, structures, and uses (ft.)	3, if any rear yard is provided ^(d)	n/a
14.minimum separation between principal buildings and accessory buildings and between 2 or more accessory buildings (ft.)	6	n/a
15.minimum front and side yard setbacks from major roads:	40 ft. from property line	n/a
a. freeway ^(g)		
b. major arterial streets of 6 lanes	90 ft. from the centerline of highway or 25 ft. from the lot line adjoining the right-of-way, whichever is greater	n/a
c. major arterial streets of 4 lanes	78 ft. from the centerline of highway or 25 ft. from the lot line adjoining the right-of-way, whichever is greater	n/a
d. major arterial or collector streets	65.5 ft. from the street centerline or 25 ft. from the lot line adjoining the right-of-way, whichever is greater	n/a
e. major streets at intersection within 300 ft. of major arterial or other major streets	74 ft. from the street centerline or 25 ft. from the lot line adjoining the right-of-way, whichever is greater	n/a
16. maximum height for all principal uses (ft.) ^{(e)(f)}	35	35
17. maximum height for all accessory buildings, structures, and uses (ft.) ^(o)	20	18
18. principal building maximum floor area ratio	n/a	n/a
19. maximum number of stories	3	3
20.maximum number of dwelling units per net acre of developable area	n/a	10, up to 20 with an approved density bonus